Karen Johnson Davidson County
Batch# 1109103 DEEDQC
03/08/2024 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016424

THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 25th day of October, 2023.

Notary Public
My Commission Expires: 5.14.25

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| John Florie and Christine Florie<br>5718 Vine Ridge Dr<br>Nashville, TN 37205 | New Owner | 103-10-57.00 |
| | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Florie** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **John Florie and Christine Florie, husband and wife** ("Grantees"), their heirs and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

**Land in Davidson County, Tennessee, Being Lot No. 70-B on the Plan of Section Four, Brookside Courts, Addition No. 4, of record in Plat Book 2083, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.**

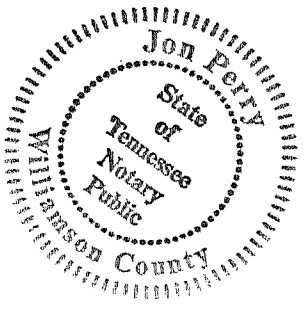
**Being the same property conveyed to John Florie and wife, Meagan Florie by Warranty Deed from Denise Siroky, unmarried, dated November 21, 2013, of record in Instrument No. 20131126-0121561, Register's Office for Davidson County, Tennessee.**

**And further, being the same property conveyed to John Florie by Quitclaim Deed from Meagan Florie, dated March 7, 2017 and filed for record on March 14, 2017 in Instrument No 20170314-0024939, Register's Office for Davidson County, Tennessee, pursuant to Marital Dissolution Agreement, Docket No. 16d-298, Third Circuit Court for Davidson County, Tennessee.**

**All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.**

This is improved property known as 5718 Vine Ridge Drive, Nashville, TN 37205

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 25th day of October, 2023.




**GRANTOR(S):**

**John Florie**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

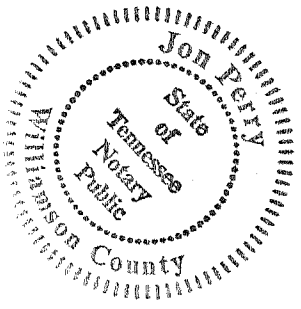
On this the 25th day of October 2023, before me personally appeared John Florie to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of October, 2023

Notary Public

My Commission Expires: 9-21-27

(SEAL)



**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct. 25, ~~2024.~~ 2023

Affiant
Date: March 8, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of March 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY